



**Connells**

Petrel Croft  
Basingstoke



### Property Description

FIVE BEDROOM DETACHED FAMILY HOME comprising of cloakroom, study, lounge, DINING ROOM, SNUG, kitchen, utility room, ENSUITE TO MASTER BEDROOM, bathroom, DRIVEWAY PARKING, rear garden

Kempshott is an area to the South West of Basingstoke that is highly regarded by the local residents and offers a location suited to an executive and family residence. Kempshott is a sought after area and in catchment for excellent schools

A Sainsbury's supermarket is located on the fringe of neighbouring Hatch Warren and offers the residents many facilities including a fuel station. The M3 junction 7 is nearby and offers a direct route in to London or The South. Regular bus links in to Basingstoke Town Centre (with the shops and restaurants of Festival Place) and toward the railway station are available and the Basingstoke railway station connects with London Waterloo in approximately 47 minutes.

### Entrance Hall

Doors to all Rooms, Stairs to First Floor Landing with Storage, Understairs Storage

### Cloakroom

Double Glazed Frosted Window to Side, Low Level WC, Pedestal Wash Hand Basin

### Study

8' 2" max x 7' 6" max ( 2.49m max x 2.29m max )

Door to Side Access

### Lounge Into Bay

30' 3" max x 11' 6" max ( 9.22m max x 3.51m max )

Double Glazed Window to Front and Rear, Working Fireplace

### Dining Room

14' 6" max x 8' 8" max ( 4.42m max x 2.64m max )

Open to Kitchen, Glass Panel Doors to Living Room, Tiled Floor, Double Glazed Picture Window to Rear, Panel Doors to Snug, Double Glazed Glass Panel Stable Door to Garden

### Snug

7' 8" max x 6' 8" max ( 2.34m max x 2.03m max )

Double Glazed Window to Rear and Side, Tiled Floor

### Kitchen

13' 7" max x 8' 3" max ( 4.14m max x 2.51m max )

Extractor Fan, Integrated Microwave, Double Electric Oven, Electric Grill, 5 Ring Gas Hob, Wall and Base Units, Work Surfaces, Mixer Tap and Sink, Leisure Oven and Hob

## Utility Room

7' 4" max x 6' 9" max ( 2.24m max x 2.06m max )

Mixer Tap and Sink, Space for Washing Machine, Space for Dish Washer, Space for Tumble Dryer, Boiler, Water Softener, Double Glazed Window to Side, Floor to Ceiling Storage Cupboards, Double Glazed Door to Rear with Security Code Lock.

## Bedroom One

17' 3" max x 7' 10" max ( 5.26m max x 2.39m max )

Double Glazed Window to Rear, Double Glazed Glass Panel Door to Balcony, Fitted Cupboards over Bed, Door to Ensuite,

## Ensuite

Double Glazed Frosted Window to Rear, Shower Cubical, Low Level WC, Pedestal Wash Hand Basin

## Bedroom Two

11' 5" max x 10' 7" max ( 3.48m max x 3.23m max )

Double Glazed Window to Front, Built in Storage Cupboard and Drawers

## Bedroom Three

11' 10" max x 11' 6" max ( 3.61m max x 3.51m max )

Double Glazed Window to Front, Fitted Wardrobes

## Bedroom Four

14' 2" max x 8' max ( 4.32m max x 2.44m max )

Double Glazed Window to Rear, Door to Balcony, Door to Shower Ensuite

## Bathroom

Panel Enclosed Bath, Shower over, Low Level WC, Vanity Wash Hand Basin, Shower Cubical in Recess

## Bedroom Five

15' 6" max x 6' 8" max ( 4.72m max x 2.03m max )

Double Glazed Window to Front, Double Glazed French Doors Juliette Balcony

## Rear Garden

Shed, Access to, Part Patio, Part Lawn, Gated access to a drove at the rear and countryside is a 5 minute walk away

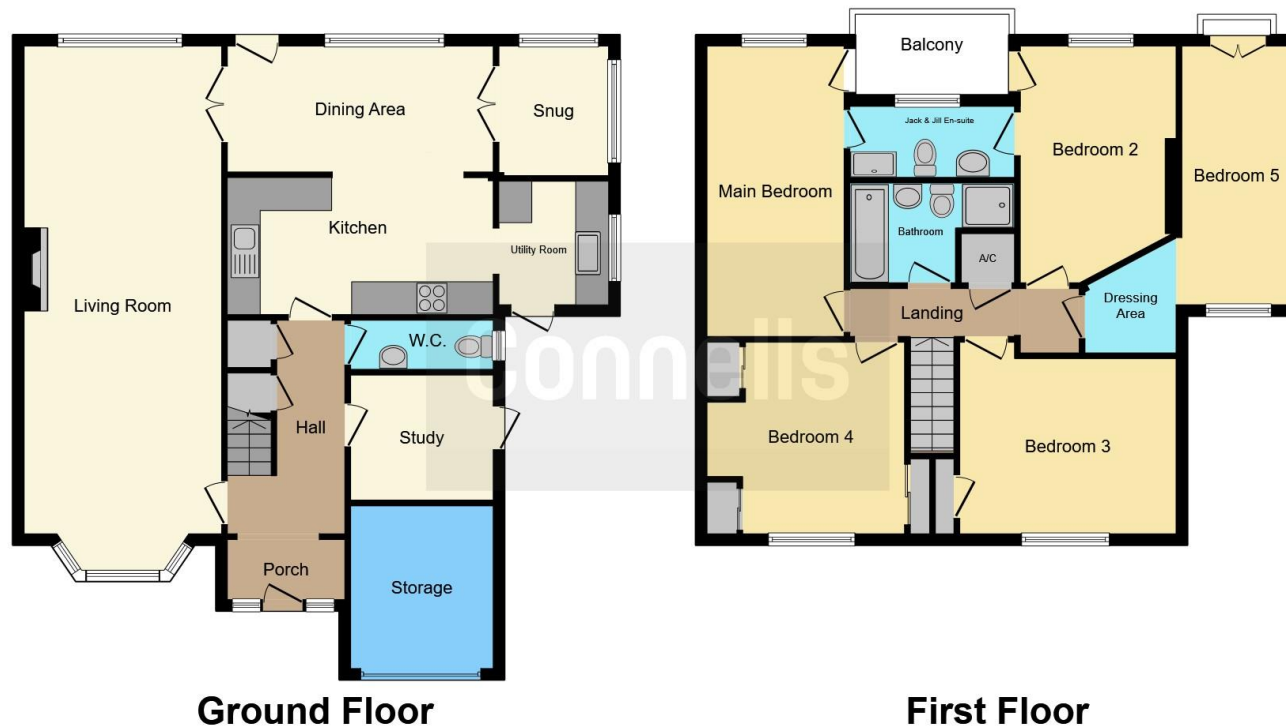
## Parking

Driveway Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Awaiting Photograph